



Field Lane
Belper





Property Description

A charming one-bedroom cottage situated in the heart of Belper, offered for sale with no upward chain. The property has already benefited from a new kitchen, bathroom central heating boiler and some Heritage double glazed windows, whilst some further refurbishment and finishing works are required, providing an excellent opportunity for a buyer to put their own stamp on the home.

The accommodation briefly comprises an entrance into the living room, featuring attractive exposed beams, with the newly fitted kitchen completing the ground floor. Upstairs is a well-proportioned double bedroom and a newly fitted shower room.

Outside, the property enjoys a good-sized enclosed rear garden, with a patio area leading onto a generous lawn and attractive dry stone boundary wall.

Situated within easy reach of Belper's vibrant town centre, the property is ideally placed for the town's excellent range of shops, cafés, bars, restaurants and amenities, whilst also offering convenient access to transport links and the surrounding countryside.

An appealing opportunity for a first-time buyer or investment purchaser, with the added benefit of no upward chain. Residents can also obtain a parking permit for Field Lane Car Park, currently available at approximately £360 per annum.

Agent's Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Accessed via a newly fitted timber framed door with double glazed glass panels inset to the front elevation and having exposed floor boards, beamed ceiling, two central heating radiators, a newly fitted Heritage double glazed sash window to the front elevation, door to the stairs and a door leading to an inner hallway.

Kitchen

A newly fitted kitchen with a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink unit with a chrome mixer tap over and an induction hob with stainless steel extractor hood over. There is a tiled splashback, integrated oven, UPVC double glazed window to the rear elevation, two central heating radiators and a timber door leading to the rear garden.

First Floor Landing

Bedroom

Having a newly fitted Heritage double glazed sash window to the front elevation, central heating radiator and loft hatch giving access to the loft.

Shower Room

A modern re-fitted three piece suite comprising of; A shower cubicle with chrome Rainhead shower head and additional shower attachment over, low level W.C and wash hand basin with chrome mixer tap over and storage underneath. The shower area is fully tiled with half-wall tiles to the rest of the room, a chrome heated towel rail, central heating combination boiler and UPVC double glazed obscured window to the rear elevation. There is plumbing and power in place for a washing machine.

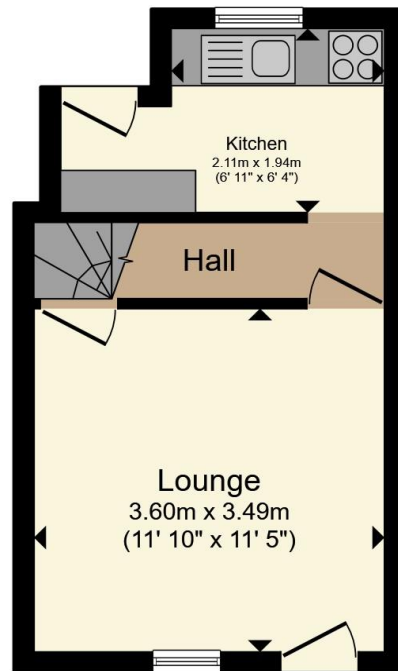
Outside

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Ground Floor



First Floor

Total floor area 42.7 m² (460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

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Property Ref: BEL207203 - 0005